

**Request for Bids
Sale of Municipally Owned Land
Bidding Instructions**

I. Purpose and Intent:

The Township of Tabernacle seeks to engage buyers for certain municipally owned properties within the Township. This public sale process is being conducted pursuant to N.J.S.A. 40A:12-13. The Township Committee believes the properties are not developable under existing and applicable State law and/or have deemed the properties not needed for public use.

II. Submission of Bid:

Bids will be received by the Township Clerk on or before August 7, 2018 at 1 p.m. at the Township Clerk's office, 163 Carranza Road, Tabernacle Township, NJ. Bids may be submitted in writing and shall include:

1. The full name, address, telephone number and email address of the bidder;
2. The Block and Lot number of the property for which the bid is submitted;
3. The bid;
4. A certified check or Bank cashier's in the amount of 10% of the total bid.

Each written bid shall be submitted in a sealed envelope addressed to:

**Ms. La Shawn Barber, RMC, CMR
Township Clerk
163 Carranza Road
Tabernacle, NJ 08088**

All bids must be received by 1:00 p.m. on Tuesday, August 7, 2018.

All sealed bids will be opened at 1 p.m. and will be followed by the public auction.

III. Public Auction:

Whether or not written bids have been received on a particular parcel, each property shall be the subject of an open public auction to be conducted after the opening of sealed bids at 1 p.m. on Tuesday, August 7, 2018. Any bidder, including any bidder who submitted a written sealed bid, will have the opportunity to bid on each individual parcel at that time. Unless a bid is received at the public auction, any bid received in writing will be the bidder's final bid.

IV. Minimum Qualifications:

Minimum bids are as listed in Schedule "A" attached hereto and made a part hereof. The Township reserves the right to reject all bids where the highest bid is not accepted. The sale of the parcel is conditioned upon review and approval by the Tabernacle Township Committee pursuant to N.J.S.A. 40A:12-13(a). Confirmation shall be by Resolution at the Township Committee meeting scheduled for August 27, 2018.

The high bidder at the auction shall pay to the Township at the time of the sale, a sum equal to 10% of the highest bid for said parcel in cash or by certified or bank cashier's check.

In addition to the 10% payment, at the time of the public auction sale, the highest bidder shall pay the sum of \$250 for administrative fees associated with the preparation of closing documents. The Deed and other required closing documents shall be prepared by the Township's attorney. The highest bidder shall also sign a Contract to purchase the property prior to acceptance by the Committee which shall become immediately binding and which will require that Buyer pay all closing costs and obtain and pay for title insurance.

The Township shall provide the highest bidder with a Bargain and Sale Deed. The Deed shall name the highest bidder as the Grantee. The title shall be under and subject to zoning ordinances, covenants, conditions, rights, reservations, restrictions, easements and right of way, whether for utilities or for others, recorded and unrecorded if any, and such state of facts as an accurate survey would disclose, and any Municipal, State and Federal laws, ordinances and regulations effecting the use, occupancy and maintenance of the property and such other and further restrictions as contained in the Contract.

The remaining balance of 90% of the highest bid shall be paid in cash or by certified or bank cashier's check to the Township of Tabernacle at the time of closing to be arranged by the Township and the successful bidder as prescribed in the Contract for Sale. All settlements will be conducted at the Tabernacle Town Hall. Any and all costs of settlement are to be borne by the highest bidder. Such costs include any and all costs and fees and any and all taxes as required by the State of New Jersey and a \$300.00 settlement fee to be paid to the Township Solicitor.

Although a party may submit a written sealed bid, if no person or entity attends the auction or bids on the parcel in person, the sealed bid shall be the bidder's final bid. If, however, someone present at the auction bids the minimum bid and that is the highest bid, or equal to the highest sealed bid, he or she shall be declared the highest bidder. Once the auction has taken place, and a contract has been signed, there will be no extensions for payment, release of obligation, or any deviation from the contract. If a successful bidder fails to make payment within the specified time

frame, all of his or her deposits will be forfeited and the property will be made available for future auctions.

The Township makes no representations, warranties or guarantees about the size or dimensions of the property, whether or not the property meets existing zoning regulations, has improved street access, is subject to any environmental constraints, or is able to be improved with any buildings other structures. The Township of Tabernacle will not construct or maintain access roads to any parcel. Bidders are urged to perform their due diligence before bidding on a parcel.

The Township makes no representations, warranties or guarantees about the existence or non existence of any covenants, restrictions, easements, right of way rights, or other encumbrances on the property. The highest bidder takes title to the property subject to any and all such covenants, restrictions, easements, right of way rights, or other encumbrances.

The Township makes no representations, warranties or guarantees that any and all improvements on the parcel are within the property boundaries, nor any representations, warranties or guarantees regarding the property that an accurate survey would show.

A list of the offered properties is attached hereto as Schedule "A" and made a part hereof.

A copy of the proposed contract is attached hereto as Schedule "B" and made a part hereof.